

IN THE UNITED STATES DISTRICT COURT  
FOR THE NORTHERN DISTRICT OF CALIFORNIA

JOSEPH R. WYMAN, LISA D. WYMAN,

No. C 16-07079 WHA

Plaintiff,

v.

**ORDER REFERRING CASE TO  
ADR UNIT FOR ASSESSMENT  
TELEPHONE CONFERENCE**

FIRST AMERICAN TITLE INSURANCE  
COMPANY, WELLS FARGO BANK,  
N.A., as Servicing Agent for HSBC BANK  
USA, National Association as Trustee for  
Wells Fargo Asset Securities Corporation,  
Mortgage Pass-Through Certificates, Series  
2006-AR18, WELLS FARGO BANK,  
N.A., and DOES 1 through 35, inclusive

Defendants.

Pursuant to Civil Local Rule 16-8 and ADR Local Rule 2-3, the court refers this foreclosure-related action to the Alternative Dispute Resolution (ADR) Unit for a telephone conference to assess this case's suitability for mediation or a settlement conference. Plaintiff and defendants' counsel shall participate in a telephone conference, to be scheduled by the ADR Unit as soon as possible but no later than **FEBRUARY 1**.

Plaintiff and defendant's counsel shall be prepared to discuss the following subjects:

- (1) Identification and description of claims and alleged defects in loan documents.
- (2) Prospects for loan modification.
- (3) Prospects for settlement.

1 The parties need not submit written materials to the ADR Unit for the telephone  
2 conference.

3 In preparation for the telephone conference, plaintiff shall do the following:

4 (1) Review relevant loan documents and investigate the claims  
5 to determine whether they have merit.

6 (2) If plaintiff is seeking a loan modification to resolve all or  
7 some of the claims, plaintiff shall prepare a current, accurate  
8 financial statement and gather all of the information and  
9 documents customarily needed to support a loan modification  
10 request. Further, plaintiff shall immediately notify defendants'  
11 counsel of the request for a loan modification.

12 (3) Provide counsel for defendants with information necessary  
13 to evaluate the prospects for loan modification, in the form of a  
14 financial statement, worksheet or application customarily used by  
15 financial institutions.

16 (4) In preparation for the telephone conference, counsel for  
17 defendants shall do the following.


18 (5) If defendants are unable or unwilling to do a loan  
19 modification after receiving notice of plaintiff's request, counsel  
20 for defendants shall promptly notify plaintiff to that effect.

21 (6) Arrange for a representative of each defendant with full  
22 settlement authority to participate in the telephone conference.

23 The ADR Unit will notify the parties of the date and time that the telephone conference  
24 will be held. After the telephone conference, the ADR Unit will advise the court of its  
25 recommendation for further ADR proceedings.

26 **IT IS SO ORDERED.**

27 Dated: January 4, 2016.

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WILLIAM ALSUP  
UNITED STATES DISTRICT JUDGE